



## **CITY OF HAYWARD AGENDA REPORT**

Meeting Date: 9/20/01

Agenda Item: 4

**TO:** Planning Commission

**FROM:** Carl T. Emura ASLA, Associate Planner

**SUBJECT:** Planning Director Referral of a Class 1 Telecommunication Facilities (Building Mounted) - Site Plan Review 2001-0121 - Laura Spano for Verizon Wireless (Applicant)/Hanford Hotels (Owner) - Request to Construct, Operate and Maintain an Unstaffed, Wireless Telecommunication Facility at the Executive Inn

The Project Is Located at 20777 Hesperian Boulevard, in the Airport Terminal - Commercial (AT-C) Zoning District

### **RECOMMENDATION:**

Staff recommends that the Planning Commission find that the project is categorically exempt from environmental review and deny the application subject to the attached findings.

### **BACKGROUND:**

#### Proposal

The applicant proposes to install twelve 4-foot panel antennas attached to 3 ballasted antenna frames on the roof of the Executive Inn and one 12'x 20' equipment shelter on the southwest corner of the property. The antennas would project 13 feet above the roof.

#### Setting

The site is located near the southeast corner of the intersection of Hesperian Boulevard and West 'A' Street and adjacent to the Hayward Executive Airport. The Executive Inn, a three-story hotel is located on property that is leased from the Airport.

Currently, Cellular One has three, and Sprint two, identical single pole antennas, which project 16 feet above the hotel roof. The hotel also has a satellite dish and unscreened mechanical equipment projecting above the roof. A tiled mansard surrounds the perimeter of the hotel roof, however it does not provide any screening of the existing antennas, satellite dish or mechanical equipment. While existing trees on the easterly side of the property adequately screen the existing antennas from Hesperian Boulevard, the hotel building and its roof are clearly visible from 'A' Street and Skywest Drive, increasingly important access points with The Home Depot, a developable property to the west, and the future 'A' Street Extension.

#### Surrounding Land Use/Zoning

- North - A vacant corner lot zoned "*AT-C*" *Air Terminal -Commercial District* and north of West 'A' Street is a gas station and motel zoned "*PD*" *Planned Development District*.
- South - The Home Depot, currently under construction and zoned "*PD*" *Planned Development District*.
- West - A vacant lot zoned "*AT-C*" *Air Terminal Commercial District* and further west the Hayward Air Terminal Control Tower zoned "*AT-AC*" *Air Terminal Aviation Commercial District*.
- East - Across Hesperian Boulevard is a shopping complex zoned "*CN*" *Neighborhood Commercial District*.

#### Zoning, General Plan and Neighborhood Plan Consistency

The property is designated on the Zoning Map as "*AT-C*" *Air Terminal - Commercial District* and requires Site Plan Review for a wireless facility. The General Policies Plan Map designates it as *Retail and Office Commercial*. This property is designated to provide for commercial and service activities that are clearly related to or supportive of the operational aspects of the Air Terminal. The *Longwood-Winton Grove Neighborhood Plan* covers the area adjacent to, and east of the site.

The proposed wireless facility is not consistent with the General Policies Plan, Landscape Beautification Plan, City Design Guidelines or the purposes of the City's Telecommunications Ordinance for the following reasons:

First, the General Plan states, "*the quality and attractiveness of the physical components of the cityscape - be they buildings, billboards, plantings, or parking lots*" are of relevance to the City's image. Buildings that "*are in harmony with the surrounding environment and the social and economic functioning of the City, will enhance the character of the City.*" The addition of 12 antennas would over saturate the roof with antennas, none of which are screened or proposed to be screened, therefore, it would not contribute to the quality or attractiveness of the area, nor will it not enhance the character of the City. The proposed antennas will be highly visible from Skywest Drive and the vacant parcel to the west.

Secondly, the Landscape Beautification Plan identifies 'A' Street as an entry street and Hesperian Boulevard as a secondary gateway. It states, entry streets *"provide the first opportunity to express a positive visual image of the City. Entry streets must announce the arrival to Hayward."* The proposed wireless facility would create a negative visual image at these gateways to the City. The existing trees will not be able to screen all the existing and proposed antennas from all vantage points.

In addition, the City Design Guidelines requires *"screening for mechanical and electrical equipment as an integral part of the roof structure design"*. No screening has been proposed and may not be possible given the height of the existing and proposed wireless facility (16 and 13 feet respectively), and the form and type of the existing roof.

Finally, the Telecommunication Ordinance indicates one of the purposes for the ordinance is to *"protecting against visual blight."* The ordinance requires that wireless facilities *"be unobtrusive or undetectable by way of design and/or placement on the building"*. The applicant has not met this requirement. The antennas has not been integrated into the design of the building nor does it complement or blend in with the existing single-pole antennas. Therefore, the proposed wireless facility will be obtrusive and detectable due to over saturation of the site.

#### Environmental Review

The project is categorically exempt from CEQA review pursuant to Section 15270, Projects Which are Disapproved.


#### Public Notice

On August 31, 2001 a notice of public hearing was mailed to property owners and occupants within 300 feet of the property as noted on the latest Assessor's records, and to the Longwood Winton Grove Neighborhood Plan members.


#### Conclusion

The proposed wireless facility is not consistent with the General Policies Plan and City Design Guidelines, Landscape Beautification Plan or the purposes of the Telecommunication Ordinance. The existing building, with 5 single-pole antennas, a satellite dish and unscreened mechanical equipment cannot accommodate more antennas without over-saturating the existing building and would not contribute to a positive image for the City. The applicant should consider alternative locations, such as the Home Depot currently under construction, which may have a greater capacity to accommodate their needs, and meet City criteria.

Prepared by:

  
for Carl T. Emura, ASLA  
Associate Planner

Recommended by:

  
Dyana Anderly, AICP  
Planning Manager

Attachments:

- A Area Map
- B. Site Plan/Elevations
- C. Findings for Denial





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SITE PLAN REVIEW APPLICATION 2001-0121  
VERIZON WIRELESS – 20777 Hesperian Blvd.